





Flat 2 The Granary
Tide Mill Way
Woodbridge
IP12 1BY

This charming Grade II listed apartment is in a truly unique setting on the banks of the River Deben. Located next to the Tide Mill, one of only a handful in the world still producing flour, this rarely available property dates back to the 19th Century. The Granary was converted into residential accommodation in the 1980's by Graham Yates of Marksglade Ltd.

- Unique riverside location
- Stunning views
- Grade II Listed
- Period features
- Exposed timbers
- Two bedrooms
- Open plan living
- No onward chain



Located just a stone's throw from the River Deben, is this Grade II Listed apartment offered for sale with no onward chain.

The apartment is accessed via a secure entry system, and opens into a lobby with stairs rising to all floors. The front door of the property opens into a lobby which is shared with this apartment and no.1 on the same floor.

A door from the lobby opens into the hallway, with a storage cupboard, and provides access to all of the accommodation.

The main living area is a fantastic open plan space with windows to the front and rear aspect, providing stunning views over the River Deben and the Tidemill Yacht Harbour. The kitchen has been fitted with a variety of eye level and base units with worktops over and an inset sink and drainer with waste disposal and a water softener. There is an electric oven with gas hob and extractor fan over, an integrated fridge freezer and space for a dishwasher.

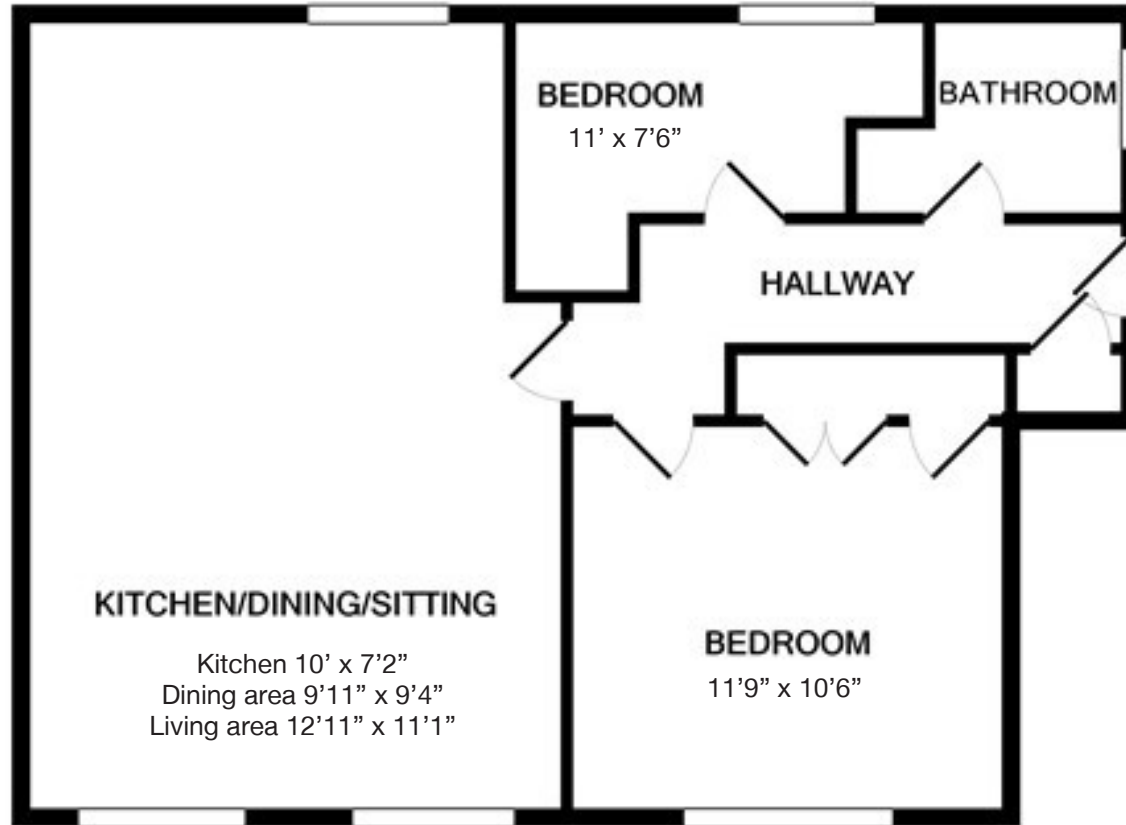
Bedroom one has a window to the rear aspect overlooking the marina and has built in wardrobes. Bedroom two has a window to the front aspect, providing glorious views of the River Deben towards Martlesham Creek.

The bathroom is located on the right of the hallway and comprises a shower cubicle, bidet, wc, wash hand basin, and a window to the front.









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Location

This property offers stunning views of the River Deben and is within easy reach of Woodbridge town centre and Thoroughfare. Woodbridge is well served with a leisure centre, swimming pool, independent theatre and cinema and a wide range of shops and restaurants. The railway station is a short walk away and provides services to Ipswich and onto London Liverpool Street.

Adjacent to The Granary is Woodbridge Art Club and close by is the Long Shed, a large and impressive public asset incorporating community boat building facilities and public meeting/exhibition space. Woodbridge Town Museum is also located here as well as The Boathouse restaurant and Coffee Link.

Although there is no parking at The Granary, residents do have the option of paying an annual fee for secure parking to the rear of The Granary at the marina. To the front is a communal shingle area for owners use and on the Tide Mill side a bin store for refuse.

Directions

From our Quayside office proceed onto Tide Mill Way and continue over the railway tracks, where The Granary can be found on the left hand side.

Important Information

Council Tax Band - D

EPC - Exempt as Grade II listed

Services - We understand that mains water, drainage, gas and electricity are connected to the property.

Tenure - Leasehold

Lease Length - From 1989

The Granary (Woodbridge) Ltd. is the company set up by the residents to manage The Granary with Hawkins Ltd as Agents.

Annual Ground Rent - £100

Annual Service Charge - £3156 per annum to include ground rent, building insurance, communal lighting and contribution to the sinking fund.

These charges are for the current year and maybe subject to change.

Our ref - PJR

Agents note

We understand that the property is of timber frame construction and any intending viewers or purchasers are advised of the following: An EWS1 form (External Wall Survey) may be recommended for certain apartment buildings dependant on issues such as the height of the structure, the positioning of balconies and composition of any external cladding. Fenn Wright have not undertaken any such assessment in respect of this particular property and this note has been added to all flats being offered for sale throughout our business as appropriate general guidance. We recommend that potential purchasers seek advice from their solicitor and an independent Chartered Surveyor before committing to a purchase.





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